

# WEST MERSEA TOWN COUNCIL

## MINUTES OF A PLANNING & FINANCE MEETING

HELD ON THURSDAY 11 SEPTEMBER 2014

PRESENT: Councillors: Peter Clements (Mayor)  
Wendy Bixby  
Alan Mogridge  
Beverley Perkins  
Eric Straughan  
Sylvia Wargent

Town Clerk: David Tucker

### Action

#### 6000 APOLOGIES

Apologies for absence received from Councillors Cross, May and Urquhart.

#### 6001 DECLARATION OF INTERESTS

There were no declarations of interest.

#### 6002 PLANNING APPLICATIONS RECEIVED

##### (a) 14 5622

Alterations and extensions, incorporation of a granny annexe and garage extension, provision of replacement swimming pool and re-contouring terraced garden.

**West Hold, 2 High Street, West Mersea - Mr & Mrs Smith**

Following discussion it was agreed to recommend REFUSAL be granted on the grounds that the design is inappropriate, given the architectural importance of the main building, and the development will also compromise the amenity/privacy of adjacent properties.

##### (b) 14 5736

Extension and alteration of existing bungalow to include removal of existing pitched roofs to bungalow and construction of additional floor. Replacement of existing garage roof with flat roof, construction of full height bay to front. Extension to front of garage to form shower room and rear of garage to provide garden room. Construction of raised decking area to rear garden.

**102 Fairhaven Avenue, West Mersea - Mr & Mrs C Frost**

Following discussion it was agreed to recommend REFUSAL be granted for the following reasons:

- Overdevelopment of the plot.
- Out of keeping with the street scene.
- The raised decking area will give rise to privacy problems for adjacent properties.
- We are concerned that the garage can later be converted to an additional dwelling under permitted development rules.

##### (c) 14 5696

Proposed extensions and alterations.

**16a Fairhaven Avenue, West Mersea - Ms Adele Henderson**

Following discussion it was agreed to recommend CONSENT be granted in respect of this application.

## 6003 NOTIFICATION OF PLANNING DECISIONS RECEIVED

Action

### Applications Passed

- (a) **14 5192**  
First floor extension and single storey rear extension.  
**26 Melrose Road, West Mersea** - Mr D Sydenham
- (b) **14 5235**  
Construction of rear single storey extension.  
**8 Rosebank Road, West Mersea** - Mr & Mrs C Davy
- (c) **14 4758**  
Change of use and conversion of existing store to Fish & Chip takeaway (A5).  
**Waldegraves Farm Holiday Park, Waldegraves Lane, West Mersea** - Waldegraves Farm Holiday Park
- (d) **14 5290**  
Proposed extensions and alterations.  
**51 Seaview Avenue, West Mersea** - Mr D Philpott

WMTC Recommendation: Following discussion it was recommended that Consent be granted with a proviso that the extension remains ancillary to the main building.

- (e) **14 5300** (Resubmission of 14 2892)  
Removal of existing garage. Replacing with a side extension to existing bungalow over a split level internally. Extension follows line of existing bungalow.  
**11 Goings Lane, West Mersea** - Mr Gavin Butler
- (f) **14 5385**  
Construction of porch to front elevation.  
**28 Strood Close, West Mersea** - Mr Jason Whiting
- (g) **14 4845**  
Extension to access. Removal of grass verge area and concrete bollard replaced with authorised materials i.e., tarmac.  
**34-36 Kingsland Road, West Mersea** - Mr Rob Douglas

WMTC Recommendation: Following discussion it was agreed to recommend Consent be granted in respect of this application but assume that the applicant will also be referred to highways department with a view to considering using a permeable surface.

### Application Refused

- (a) **14 5388**  
Replacement dwelling.  
**100 Coast Road, West Mersea** - Mr Graham Rampling

## 6004 TO NOTE THE CURRENT FINANCIAL POSITION

The Clerk presented the income and expenditure account for the 4 months to 31 July 2014. The underlying running costs were as budgeted, with cash reserves on target. Cash flow needed careful management however due to the late recovery of VAT on funded projects (Rugby changing facility). It was noted that the £20k S.106 monies applied for had now been approved and should be received in October.

## 6005 TO CONSIDER GIVING A 1% SALARY INCREASE TO STAFF

A proposal to award a 1% increase to all staff with effect from 1st April 2014 was considered and approved, after amending the proposal to bring the hourly rate of two staff members to the minimum wage level set for 1st October 2014 (also to take effect from 1st April 2014).

**6006 TO CONSIDER PROPOSALS FOR COMMERCIAL LETTING OF BEACH HUTS**

Following considerable discussion it was agreed that Colchester Borough Council should be advised that West Mersea Town Council supports the commercial letting of beach huts on the following conditions:

Care is taken in redrafting the Lease Agreements to ensure proper protection is given to the interests of other beach hut users and areas.

Regular reviews of the agreements are undertaken.

We also understand that rents charged for letting at the moment cannot exceed the current ground rents charged by Colchester Borough Council, and we suggest that letting charges are not allowed to reach a level where the raising of ground rents by Colchester Borough Council becomes a serious consideration.

Proposed Councillor Perkins, Seconded Councillor Bixby.

**6007 ANY OTHER FINANCIAL MATTERS**

MICA application to Community Initiative Fund (CIF) - Following discussion that application by MICA for funds from the Community Initiative Fund to carry out essential maintenance to the MICA centre roof should be supported by West Mersea Town Council.

Signage - Following a request by Councillor Wargent it was agreed costings for information signs on the Esplanade, indicating where various tourist services such as cafes etc. could be found, should be obtained. (3 potential signs, supported by advertisers to be considered).

There being no other business, the meeting closed at 8.50 pm.